



City of Trinity, North Carolina Planning & Zoning Board Meeting

City Hall Annex, 6703 NC Hwy. 62, Trinity, NC
February 25, 2014 @ 7:00 P.M.

Agenda

NCGS § 143-318.17 Disruption of official meetings

A person who willfully interrupts, disturbs, or disrupts an official meeting and who, upon being directed to leave the meeting by the presiding officer, willfully refuses to leave the meeting is guilty of a Class 2 misdemeanor.
(1919, c. 655, s 1; 1993, c. 539, s. 1028; 1994, Ex. Sess., c. s. 14 (c).)

Action may be taken on agenda items and other issues discussed during the meeting

I. Call to Order

- a) Pledge of Allegiance
- b) Invocation
- c) Welcome Guests and Visitors
- d) Approve/Amend Agenda

II. Organization Items

- a) Oath of Office: Administered by Assistant City Clerk Annette deRuyter
 - i. Karen Bridges
- b) Election of Planning & Zoning Board Chair (McNabb)
- c) Election of Vice-Chair (McNabb)

III. Minutes – February 3, 2014

(Minutes to be distributed at/prior to the meeting.)

IV. Public Hearings:

Protocol for Public Hearings on Items #'s 1-8

- a) **Open Planning & Zoning Board Public Hearing** (*Chair Presiding*)
- b) **Staff Presentation** (*Planning Director Julie Maybee*)
- c) **Applicant Presentation**
- d) **Public Comment**
 - (1) **For the request**
 - (2) **Against the Request**
 - (3) **Other Public Comments**
- e) **Applicant Rebuttal**
- f) **Staff Recommendation**
- g) **Close Planning & Zoning Board Public Hearing** (*Chair*)
- h) **Planning Board Discussion**(*Chair Presiding*)
- i) **Planning Board Recommendation** (*Chair Presiding*)

ZONING ORDINANCE TEXT AMENDMENT:

1. **TA# 2.1.14: APPALACHIAN PROVISIONS COMPANY, LLC/ Greg Wright, WRIGHT OF THOMASVILLE, INC.** requests an amendment to Article VII, Section 7-15 Permitted Uses in Zoning District, to allow Warehousing/wholesaling of packaged food products, wine and spirits products for export as a permitted use in a Light Manufacturing (M-2) Zoning District. **(TAB 1)**

(Planning Director Julie Maybee will present the staff report.)

REZONING REQUESTS:

2. **RIDGE DEVELOPMENT GROUP, LLC** requests the rezoning of the following properties from a Residential Agricultural (RA) Zoning District to Residential Mixed - Urban (RM-U) Zoning District:

(Planning Director Julie Maybee will present the staff report.)

- A. **RZ# 2.1.14** - Property, approximately .47 acres, located at 6397 NC Hwy. 62, Trinity, NC; and referenced by Randolph County parcel Identification #7707388447 (PIN # 7707388447 000). **(TAB 2)**
- B. **RZ# 2.2.14** - Property, approximately .22 acres, west & adjacent to 6397 NC Hwy. 62, Trinity, NC; and referenced by Randolph County parcel ID #7707387492 (PIN # 7707387492 000). **(TAB 3)**
- C. **RZ# 2.3.14** – Property, approximately .55 acres, located at 6453 NC Hwy 62, Trinity, NC; and referenced by Randolph County parcel ID #7707481874 (PIN# 7707481874 000). **(TAB 4)**
- D. **RZ# 2.4.14** - Property, approximately .06 acres, east and adjacent to 6453 NC Hwy 62, Trinity, NC; and referenced by Randolph County parcel ID #7707482848 (PIN#7707482848 000). **(TAB 5)**
- E. **RZ# 2.5.14** – Property, approximately 44.28 acres, located at 6423 NC Hwy 62, Trinity, NC; and referenced by Randolph County parcel ID #7707381526 (PIN # 7707381526 000). **(TAB 6)**

3. **BRYD AND BYRD DEVELOPMENT, LLC** requests the rezoning of the following properties from a Residential Agricultural (RA) Zoning District to Residential Mixed - Urban (RM-U) Zoning District:

(Planning Director Julie Maybee will present the staff report.)

- A. **RZ# 2.6.14** – Property, approximately 1.48 acres, located at 4842 Old Turnpike Road, Trinity, NC; and referenced by Randolph County parcel ID # 7707267765 (PIN #7707267765 000). **(TAB 7)**
- B. **RZ# 2.7.14** – Property, approximately 1.10 acres, located at 6240 NC Hwy 62, Trinity, NC; and referenced by Randolph County Parcel ID #7707279133 (PIN#7707279133 000). **(TAB 8)**

V. Business from Staff for the Planning & Zoning Board

1. RMU Zoning District and related Subdivision Regulations & Zoning Overlays **(TAB 9)**

(Planning Director Maybee will present the staff report.)

2. Code Enforcement Report **(Tab 10)**

(Planning Director Maybee will present the staff report).

VI. Planning & Zoning Board Adjournment (Chair Presiding)